

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		WINCHESTER RD, ARLINGTON

OWNERSHIP

Owner 1:	PELUSO RUTH		
Owner 2:			
Owner 3:			
Street 1:	643 E END AVE		
Street 2:			
Twn/City:	PITTSBURGH		
St/Prov:	PA	Cntry	Own Occ: N
Postal:	15221	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16889	Total SF/SM:	7357	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	448,500	Spl Credit		Total:	448,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

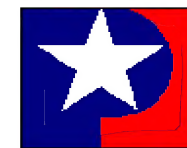
Total Card /

Total Parcel

656,200

656,200

656,200



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	64726	
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
1	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7357.000	207,700		448,500	656,200
Total Card	0.169	207,700		448,500	656,200
Total Parcel	0.169	207,700		448,500	656,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			406.87	/Parcel: 406.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,700	0	7,357.	448,500	656,200		Year end	12/23/2021
2021	101	FV	201,000	0	7,357.	448,500	649,500		Year End Roll	12/10/2020
2020	101	FV	201,000	0	7,357.	448,500	649,500	649,500	Year End Roll	12/18/2019
2019	101	FV	182,500	0	7,357.	448,500	631,000	631,000	Year End Roll	1/3/2019
2018	101	FV	182,500	0	7,357.	384,400	566,900	566,900	Year End Roll	12/20/2017
2017	101	FV	182,500	0	7,357.	358,800	541,300	541,300	Year End Roll	1/3/2017
2016	101	FV	182,500	0	7,357.	307,500	490,000	490,000	Year End	1/4/2016
2015	101	FV	181,600	0	7,357.	275,500	457,100	457,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	189	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
8/22/1991		KT	

Sign: _____

VERIFICATION OF VISIT NOT DATA

//_/_

Sign:

VERIFICATION OF VISIT NOT DATA

